



luka Industrial Park
Seago Road & County Road 234
luka, Tishomingo County, Mississippi 38852

DESCRIPTION

The luka Industrial park is located in luka Mississippi. This site has a total of 215 at two sites. The largest tract that can be purchased is 140 or the park can be divided into several parcels. All utilities are located on the site. The city of luka owns this industrial park. Property is within half a mile of Railroad near four-lane highways. Environmental assessment completed--no findings. Utilities can be adjusted to meet needs.

SITE

Property Detail Link: https://tvasites.gis.webtechguru.com/?sorting=featured&showpropertyonmap=true&activebase&map2d=Navigation&mapextent=-9820668.133567963.4140195.97685066.33_-9822569.504646607.4137606.6725174347&mapzoom=15&communitysearch=Prentiss&showfilterwidget&propertytype=Site&county=Alcorn%20County,Prentiss%20County,Tishomingo%20County&PropertyId=1398265961

Property Ownership: Public
Available Acres: 140
Total Acres: 140
Min Subdivide Acres: 140
Divisible: Yes
Parcel: TS3S/R10E/R13
Soil Boring Report Available: Yes
Phase 1 Environmental Report: Yes

SALE/LEASE

For Lease: Yes
For Sale: Yes
Lease Type: Negotiable
Negotiable: Yes

DETAILS

Business/Industrial Park: luka Industrial Park
Expandable to (sqft): 0
Min. Subdivide SqFt: 140

THE VALLEY ADVANTAGE



WHO WE ARE

Tennessee Valley Authority (TVA) is a large economic development organization and public power company representing seven states in the southeastern United States: Tennessee, parts of Alabama, Mississippi, Kentucky, Georgia, Virginia, and North Carolina. The service area of TVA is commonly referred to as, "the Valley."

TVA focuses on assisting companies that are seeking to locate and invest in the United States and the Valley by offering location advisory services. **TVA is a mission-based organization and all services are offered at no cost to the company.**

HOW WE ASSIST COMPANIES

In addition to competitively priced and reliable power, companies considering the Valley have access to a host of resources to aid their location decisions including market analysis and research, real estate services, conceptual engineering, site evaluation, project management, and incentive programs.

ABOUT TVA

- Nation's largest public power provider
- Among lowest industrial rates of peer utilities
- 99.999% power reliability
- Diverse generation mix of nuclear, hydro, fossil, renewables
- Nearly 60% carbon-free generation
- Renewable programs and resources available

FOR MORE INFORMATION ABOUT THIS SITE, CONTACT:

Bryant Henley
Regional Consultant
P:
C: (601) 750 - 5768
E: dbhenley@tva.gov
W: tvasites.com

ZONING

Site: Industrial
Opportunity: Yes

ELECTRIC

Provider: Tishomingo County Electric Power Association
On-Site: Yes
Phase: 3
Amps: 5,000

SEWER

Provider: City of Iuka
On-Site: No
Size of Main (inches): 12

WATER

Provider: City of Iuka
On-Site: Yes
Size of Main (inches): 12

NATURAL GAS

Provider: Burnsville Gas Company
On-Site: Yes
Size of Main (inches): 6

PORT

Nearest: Port of Gulfport
To Nearest: 364 Miles
Port #2: Yellow Creek Inland Port Authority
To Port #2: 13.2 Miles

TELECOMMUNICATIONS

Provider: AT&T

AIRPORT

Domestic: Northwest Alabama Regional Airport
To Domestic: 40.3 Miles
Nearest International: Huntsville Intl-Carl T Jones Field
To Nearest International: 91 Miles
Nearest Commercial: Tupelo Regional
To Nearest Commercial: 65.3 Miles
Airport Zone: [AirportZone]

INTERSTATE/HIGHWAY

Interstate: I-22
To Interstate: 40 Miles
Nearest Interstate Exit: US HWY 72
To Nearest Interstate Exit: 22 Miles
US Highway #2: U.S. Highway 72
To US Highway #2: 2 Miles

RAIL

Rail #1: Norfolk Southern
Track #1 Status: <1 mile
Access Available: No

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